034.0	0004	0008.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 464,300 / 464,300
					USE VALUE: 464,300 / 464,300
					ASSESSED: 464,300 / 464,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		GARDNER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONROY JUDITH M	
Owner 2:		
Owner 3:		
Street 1:	61 GARDNER STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,260 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Vinyl Exterior and 792 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3260.000	132,900		331,400	464,300
Total Card	0.075	132,900		331,400	464,300
Total Parcel	0.075	132,900		331,400	464,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 586.24 | /Parcel: 586.2

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct 23780

GIS Ref

GIS Ref

Insp Date 11/16/18

!2817!

PREVIOUS ASSESSMENT

Parcel ID 034.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	133,100	0	3,260.	331,400	464,500	464,500	Year End Roll	12/18/2019
2019	101	FV	105,300	0	3,260.	300,300	405,600	405,600	Year End Roll	1/3/2019
2018	101	FV	105,300	0	3,260.	284,800	390,100	390,100	Year End Roll	12/20/2017
2017	101	FV	105,300	0	3,260.	248,500	353,800	353,800	Year End Roll	1/3/2017
2016	101	FV	105,300	0	3,260.	212,300	317,600	317,600	Year End	1/4/2016
2015	101	FV	77,600	0	3,260.	196,800	274,400	274,400	Year End Roll	12/11/2014
2014	101	FV	77,600	0	3,260.	163,100	240,700	240,700	Year End Roll	12/16/2013
2013	101	FV	77,600	0	3,260.	155,300	232,900	232,900		12/13/2012

PRINT

Date	Time
12/10/20	18:10:08

LAST REV

Date	Time
04/02/19	14:37:28

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2817

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROBINSON PAUL T	22056-42		5/22/1992		104,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/17/2015	701		15,500					Demo bath and upda
11/1/2001	858	New Wind	4,200	C				9 REPLACEMENT WIND

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	HS	Hanne S
1/31/2009	Meas/Inspect	372	PATRIOT
5/6/2000	Inspected	264	PATRIOT
2/24/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	23780
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3260		Sq. Ft.	Site		0	64.	1.59	3									331,391						331,400	

Total AC/HA: 0.07484 | Total SF/SM: 3260 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 331,391 | Spl Credit | Total: 331,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.93415660
Adj $ / SQ:	126.111
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	180597
Depreciation:	47678
Depreciated Total:	132919

COMMENTS

COMMON WALL PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

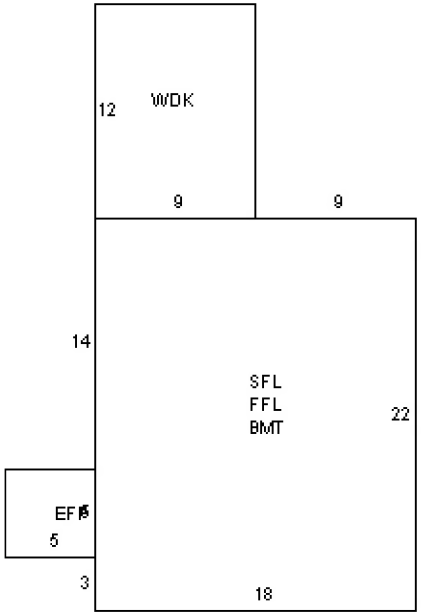
No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	126.11
Special Features:	0	Val/Su Net:	100.61
Final Total:	132900	Val/Su SzAd	167.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	396	37.830	14,982
FFL	First Floor	396	126.110	49,940
SFL	Second Floor	396	126.110	49,940
WDK	Deck	108	14.250	1,539
EFP	Enclos Porch	25	67.820	1,695
	Net Sketched Area:	1,321	Total:	118,096
Size Ad	792	Gross Are	1321	FinArea 792

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: